

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements.

David Strosberg

7. On what date did the owner acquire legal title to the subject property? November 2016

8. Has the present owner previously rezoned this property? If Yes, when?

N/A

9. Present Zoning District RT-4; Proposed Zoning District RT-4 to B2-5 then to
RPD1346 RPD1346, as amended

10. Lot size in square feet (or dimensions) 76,238 Square Feet

11. Current Use of the property Multi-Unit residential building and vacant lot.

12. Reason for rezoning the property Development of a multi-unit residential building with an increase in FAR and height exceeds 80 feet. Amendment to PD 1346.

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)

RPD 1346 will be amended to establish a new Sub-Area. The existing building is a Landmark and contains 64 dwelling units with 28 parking spaces. Its height is 69'-4". No commercial space.
New Sub-Area B will contain 144 units; 7 parking spaces; 2,400 SF commercial; 128' tall.

14. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit www.cityofchicago.org/ARO for more information). Is this project subject to the ARO?

YES X NO

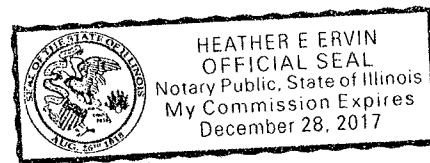
COUNTY OF COOK
STATE OF ILLINOIS

David M. Skrosberg, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

David M. Skrosberg
Signature of Applicant

Subscribed and Sworn to before me this
31st day of October 2017.

Heather E. Ervin
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

OWNERSHIP OF 1030 West Sunnyside / 4525 North Kenmore
PD 1346

1030 West Sunnyside

Owned by the Applicant, Morningside Sunnyside, LLC

Contact: Tom Cahill, 233 West Erie Street, 3rd Floor, Chicago, IL 60654

4525 North Kenmore

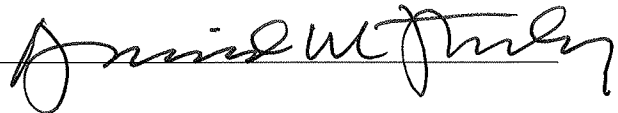
Owned by Morningside Stewart, LLC

Contact: Tom Cahill, 233 West Erie Street, 3rd Floor, Chicago, IL 60654

AUTHORIZATION

The undersigned, Morningside Stewart, LLC, being the owner of real property commonly known as 4525 North Kenmore Avenue, Chicago, Illinois (the "Subject Property"), hereby authorizes Morningside Sunnyside, LLC, an Illinois limited liability company, and any affiliate or designee thereof and its attorneys, Taft Stettinius & Hollister LLP, to file one or more applications for zoning approvals and related permits and approvals with the City of Chicago related to the Subject Property, including, but not limited to, an amendment to Planned Development No. 1346 to include the property commonly known as 1030 West Sunnyside Avenue.

31st **IN WITNESS WHEREOF** the undersigned has executed this Authorization as of this day of October 2017.

By: 

Name: David M. Strosberg

Its: Manager

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RT-4, Residential Two-Flat, Townhouse and Multi-Unit District symbols and all Residential Planned Development No. 1346 symbols shown on Map 11-G in the area generally bounded by:

A line 60 feet south of and parallel to West Wilson Avenue; the alley next East of and parallel to North Kenmore Avenue; West Sunnyside Avenue and North Kenmore Avenue

to those of a B2-5, Neighborhood Mixed-Use District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B2-5, Neighborhood Mixed-Use District symbols as shown on Map 11-G in the area generally bounded by:

A line 60 feet south of and parallel to West Wilson Avenue; the alley next East of and parallel to North Kenmore Avenue; West Sunnyside Avenue and North Kenmore Avenue

to the designation of Residential Planned Development No. 1346, as amended, subject to the use and bulk regulations set forth in the Plan of Development attached hereto and made a part hereof.

SECTION 3. This ordinance takes effect after its passage and due publication.

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 1346, AS AMENDED
PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number 1346, as amended (Planned Development), consists of approximately 72,238 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (Property). Morningside Sunnyside, LLC is the "Applicant" for this Planned Development Amendment which establishes a new Sub-Area B with the authorization from the property owner of Sub-Area A.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

4. This Plan of Development consists of seventeen Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Landscape/Green Roof Plan; and Building Elevations (North, East, South and West) prepared by Brininstool+Lynch and dated November 8, 2017, submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development

Applicant:	Morningside Sunnyside, LLC
Address:	1030 West Sunnyside / 4525 North Kenmore
Introduced:	November 8, 2017
Plan Commission:	TBD

conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

5. The following uses are permitted in the area delineated herein as Planned Development 1346, as amended:
 - Sub-Area A: Multi-Unit Residential; accessory parking; incidental and accessory uses.
 - Sub-Area B: Multi-Unit Residential; Limited Restaurant; Office; Personal Service; General Retail Sales; accessory parking; incidental and accessory uses.
6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 76,238 square feet and a base FAR of 5.0. The Commissioner of the Department of Planning and Development shall have the administrative authority to transfer floor area and adjust the FAR between Sub-Areas A and B.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.

Applicant:	Morningside Sunnyside, LLC
Address:	1030 West Sunnyside / 4525 North Kenmore
Introduced:	November 8, 2017
Plan Commission:	TBD

12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may

Applicant:	Morningside Sunnyside, LLC
Address:	1030 West Sunnyside / 4525 North Kenmore
Introduced:	November 8, 2017
Plan Commission:	TBD

request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. The Applicant acknowledges and agrees that the rezoning of the Property from Planned Development No. 1346 to Planned Development No. 1346, as amended, triggers the requirements of Section 2-45-115 of the Municipal Code of Chicago (Affordable Requirements Ordinance or ARO). Any developer of a residential housing project within the meaning of the ARO must: (i) set aside 10% of the housing units in the residential housing project (the Required Units) as affordable units, or with the Commissioner of the Department of Planning and Development's (DPD) approval, provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; or, (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25% of the Required Units on-site or off-site. If the developer elects to provide affordable units off-site, the off-site affordable units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The Property is located in a higher income area, within the meaning of the ARO, and the Sub-Area B project has a total of 144 new units. As a result, the Applicant's affordable housing obligation is 14 affordable units (10% of 144 rounded down), 4 of which are Required Units (25% of 14, rounded up). Applicant has agreed to satisfy its affordable housing obligation by making a cash payment to the Affordable Housing Opportunity Fund in the amount of \$125,000 [\$100,000, if providing units on-site to CHA] per unit (Cash Payment) and/or providing 14 affordable units in the rental building to be constructed in the PD and/or TBD affordable units in an off-site building located at TBD and/or entering into an agreement with the Chicago Housing Authority (CHA) to provide affordable units in the PD, as set forth in the Affordable Housing Profile Form attached hereto as Exhibit TBD. The Applicant agrees that the affordable rental/for sale units must be affordable to households earning no more than 60% of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the PD, the Applicant shall update and resubmit the Affordable Housing Profile Form to DPD for review and approval; DPD may adjust the number of required Affordable Units without amending the PD. Prior to the issuance of any building permits for any residential building in the PD, including, without limitation, excavation or foundation permits, the Applicant must make the required Cash Payment and/or execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the PD, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement 16, including any breach of any affordable housing agreement, and enter into

Applicant:	Morningside Sunnyside, LLC
Address:	1030 West Sunnyside / 4525 North Kenmore
Introduced:	November 8, 2017
Plan Commission:	TBD

settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the PD.

17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to RT-4, Residential Two-Flat, Townhouse and Multi-Unit District and Residential Planned Development No. 1346 as approved October 5, 2016.

Applicant:	Morningside Sunnyside, LLC
Address:	1030 West Sunnyside / 4525 North Kenmore
Introduced:	November 8, 2017
Plan Commission:	TBD

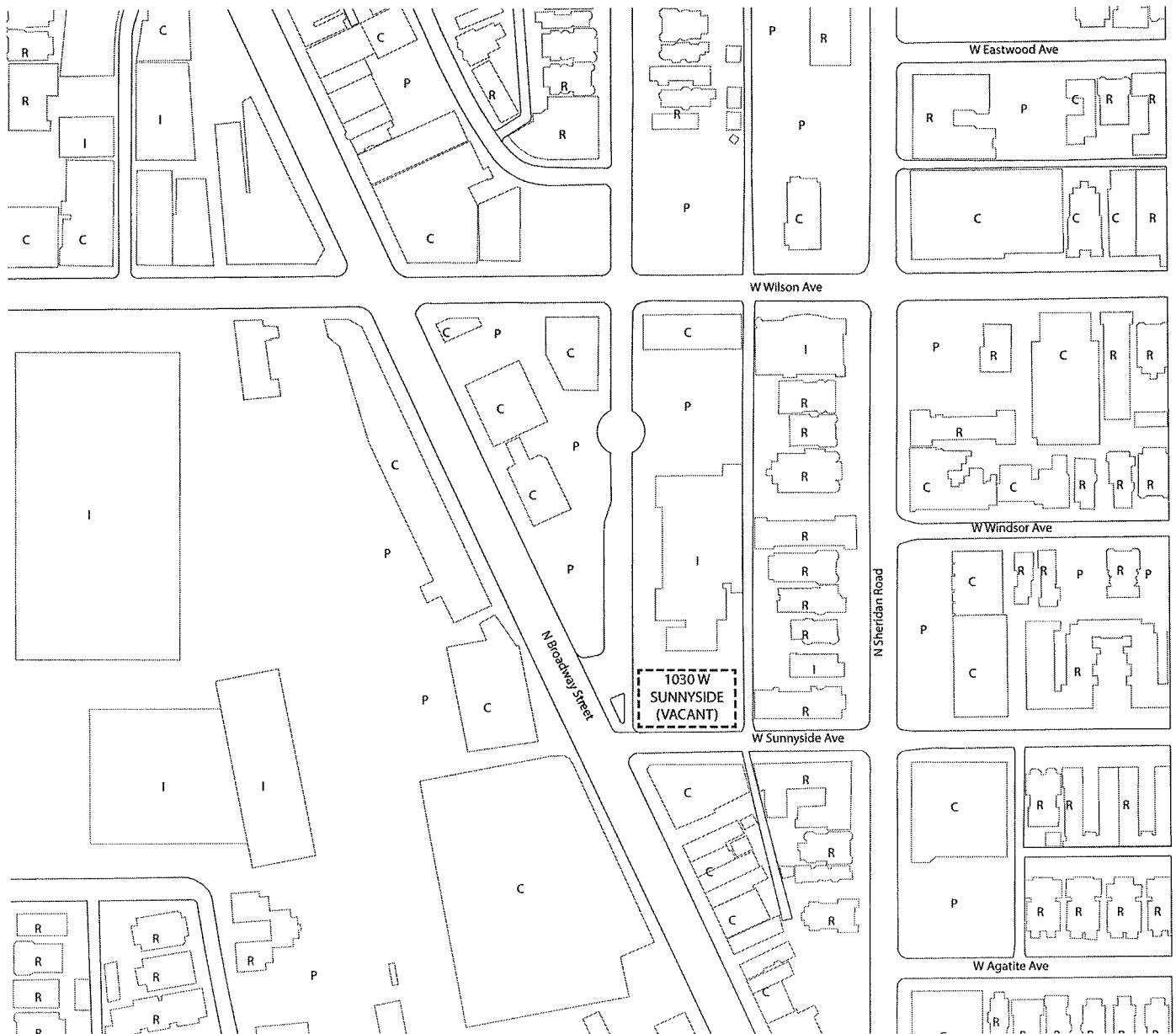
PLANNED DEVELOPMENT NO. 1346, as amended

BULK REGULATIONS TABLE

Gross Site Area:	94,652 Square Feet
Area in Public Right-of-Way:	18,414 Square Feet
Net Site Area:	76,238 Square Feet
Maximum Floor Area Ratio (overall): **	5.0
Maximum Building Height:	
Sub-Area A:	69'-4" (Existing)
Sub-Area B:	128'
Minimum Number of Parking Spaces:	
Sub-Area A:	28
Sub-Area B:	7
Minimum Number of Bicycle Parking Spaces:	
Sub-Area A:	25
Sub-Area B:	171
Minimum Number of Loading Berths:	
Sub-Area A:	0
Sub-Area B:	1
Maximum Number of Dwelling Units:	
Sub-Area A:	64
Sub-Area B:	144
Minimum Setbacks:	In accordance with the Site Plan

** The Commissioner of the Department of Planning and Development shall have the administrative authority to transfer floor area and adjust the FAR between Sub-Areas A and B.

Applicant: Morningside Sunnyside, LLC
Address: 1030 West Sunnyside / 4525 North Kenmore
Date Introduced: November 8, 2017
Plan Commission: TBD



Legend

-----	Property line
R	Residential
C	Commercial
I	Institutional
P	Parking

1030 W. SUNNYSIDE

Applicant: MORNINGSIDE SUNNYSIDE, L.L.C.

Address: 1030 W SUNNYSIDE AVE., CHICAGO, IL 60640

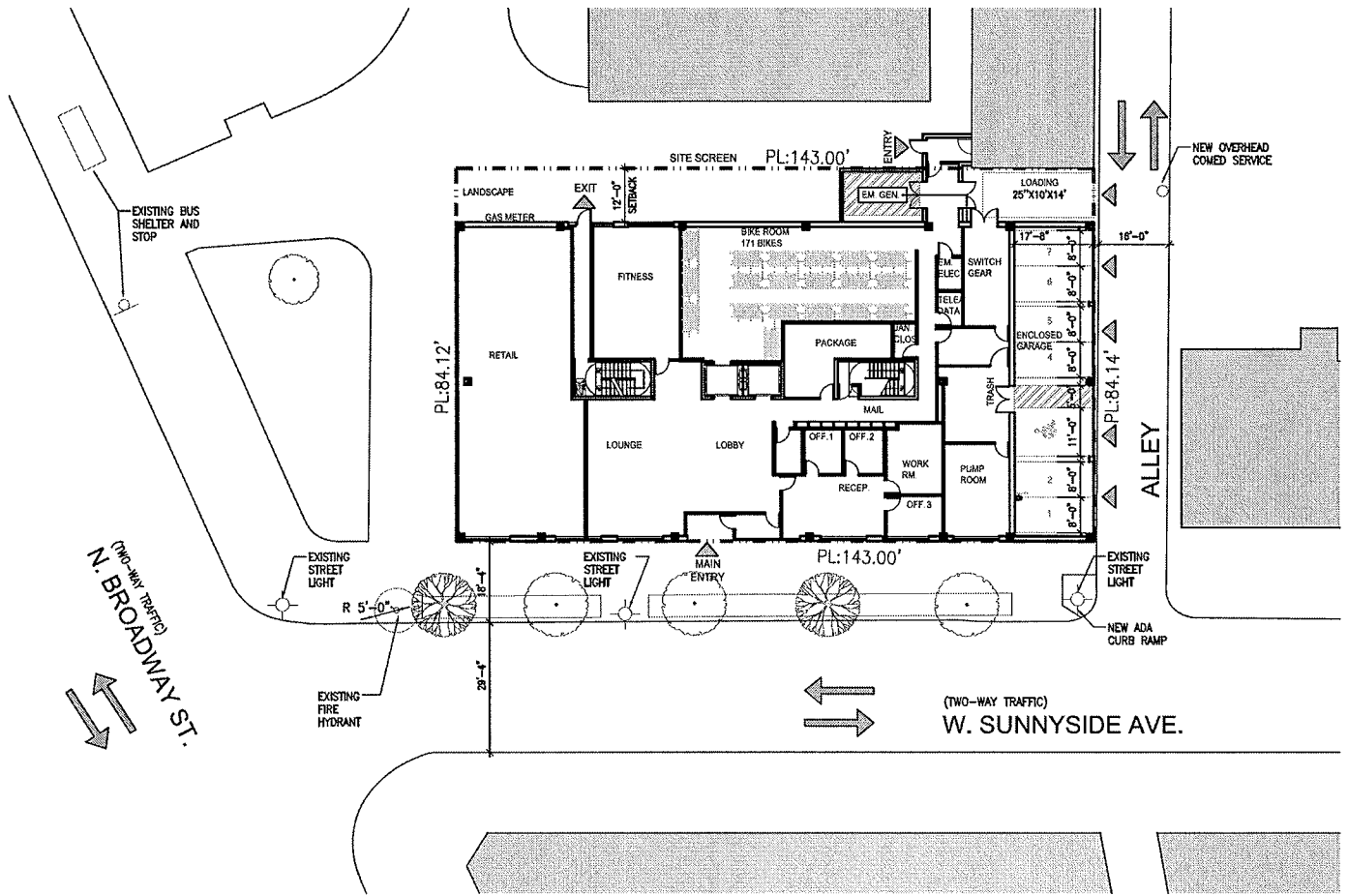
Introduced: November 8, 2017

Plan Commission: TBD




EXISTING LAND USE MAP
Scale: NTS

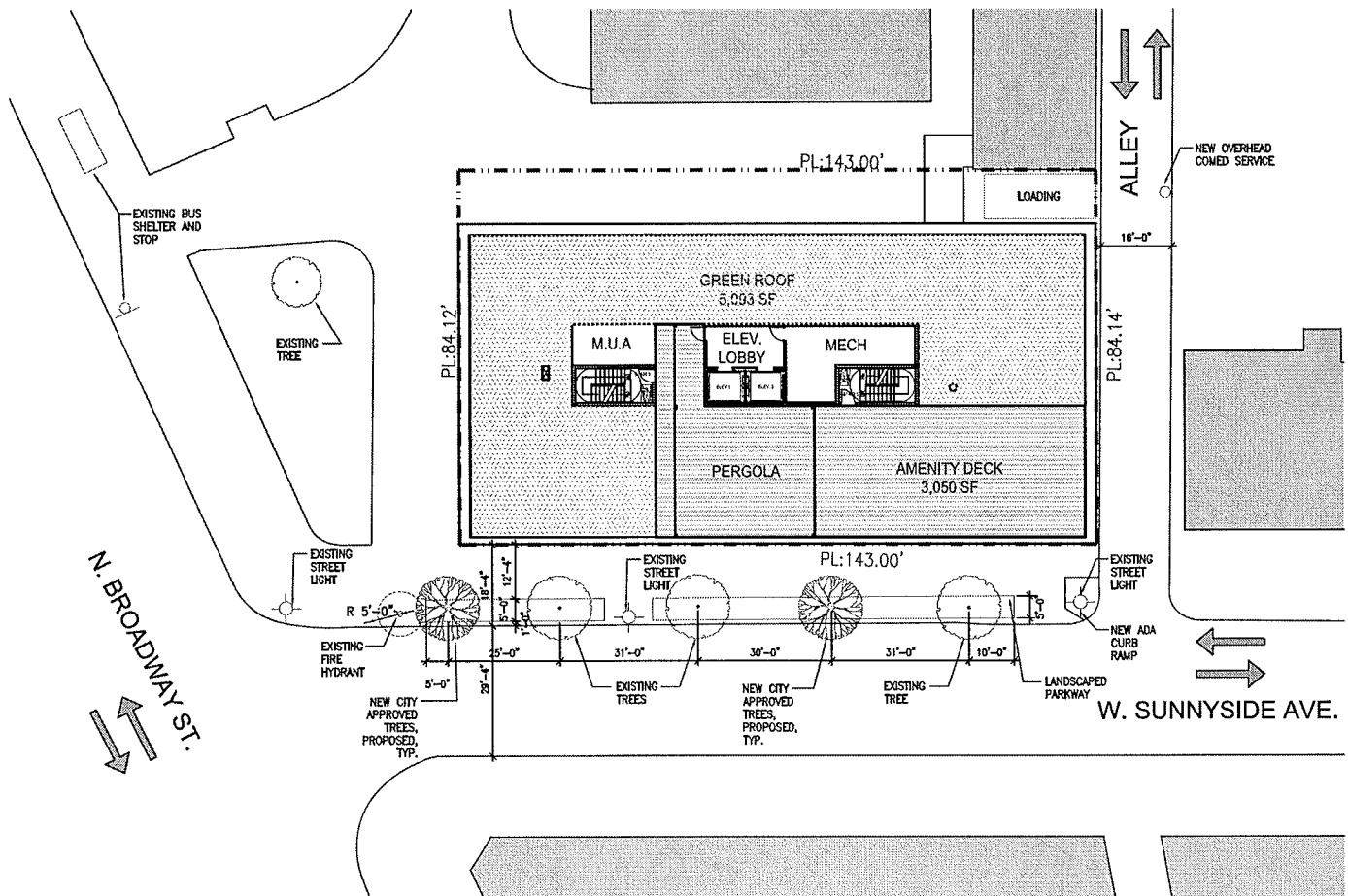
**BRININSTOOL
+ LYNCH**
© Brininstool + Lynch, Ltd.



1030 W. SUNNYSIDE
 Applicant: MORNINGSIDE SUNNYSIDE, L.L.C.
 Address: 1030 W SUNNYSIDE AVE., CHICAGO, IL 60640
 Introduced: November 8, 2017
 Plan Commission: TBD


 SITE PLAN - GROUND FLOOR
 Scale: 1"=40'-0"

**BRININSTOOL
 + LYNCH**
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TOTAL ROOF AREA : 8,143 SF
GREEN ROOF PROVIDED : 5,093 SF

LANDSCAPE KEY:

LANDSCAPE AREAS:

ROOF: 5,093 SF
TOTAL: 5,093 SF

LANDSCAPE NOTES:

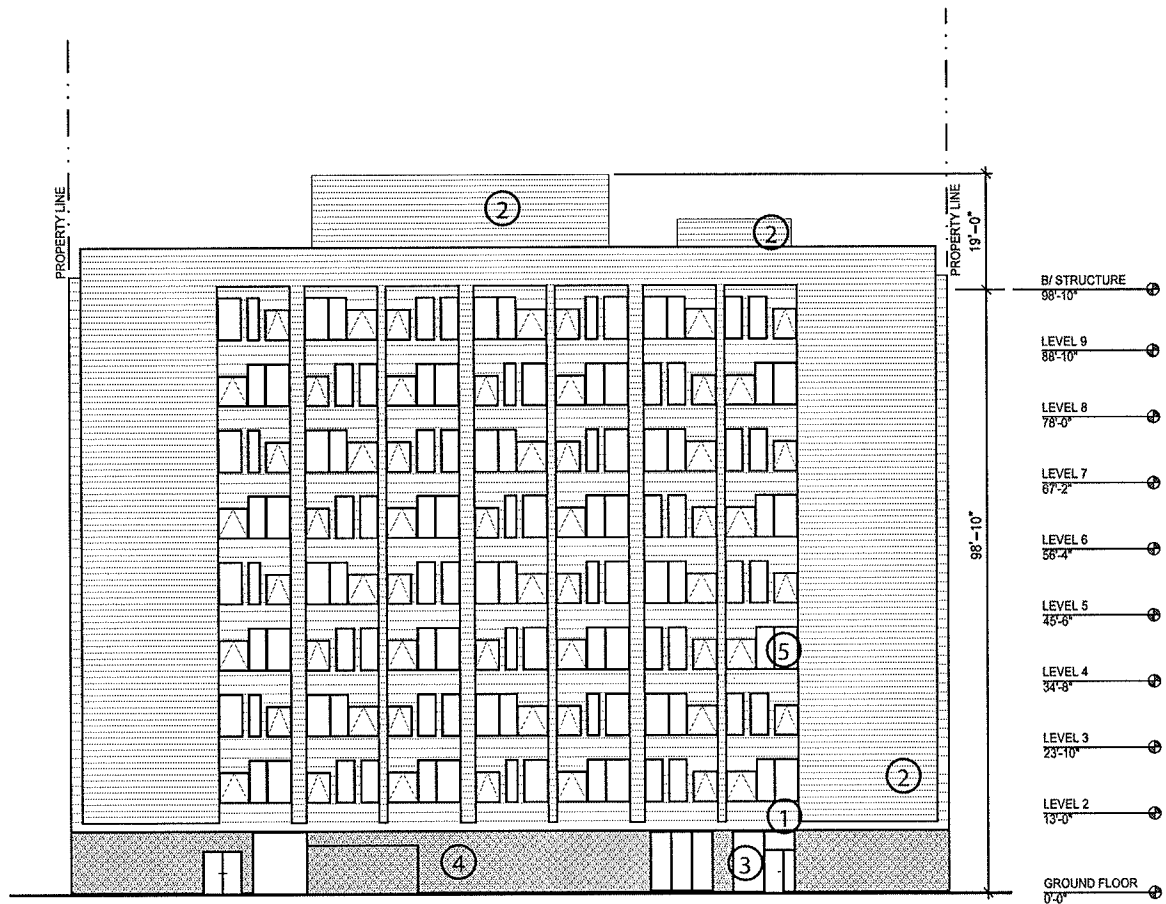
1. PROPOSED NEW TREE SPECIES ARE AS FOLLOWS: ALTERNATING SHAWNEE BRAVE, AMERICAN SENTRY LINDEN, NORTHERN CATALPA, REGAL PRINCE, PRAIRIE SENTINEL.
2. TREE GRATES MUST BE STAMPED WITH THE "CITY OF CHICAGO" WITH AN OPENING OF 24" 5/8" BLOCK LETTERING AROUND THE PERIMETER OF EACH GRATE PANEL WILL SUFFICE. SECURING BOLTS MUST BE USED BENEATH EACH GRATE TO CONNECT EACH GRATE HALF TOGETHER.



LANDSCAPE AND GREEN ROOF
Scale: 1"= 40'-0"

1030 W. SUNNYSIDE
Applicant: MORNINGSIDE SUNNYSIDE, L.L.C.
Address: 1030 W SUNNYSIDE AVE., CHICAGO, IL 60640
Introduced: November 8, 2017
Plan Commission: TBD

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+ LYNCH**
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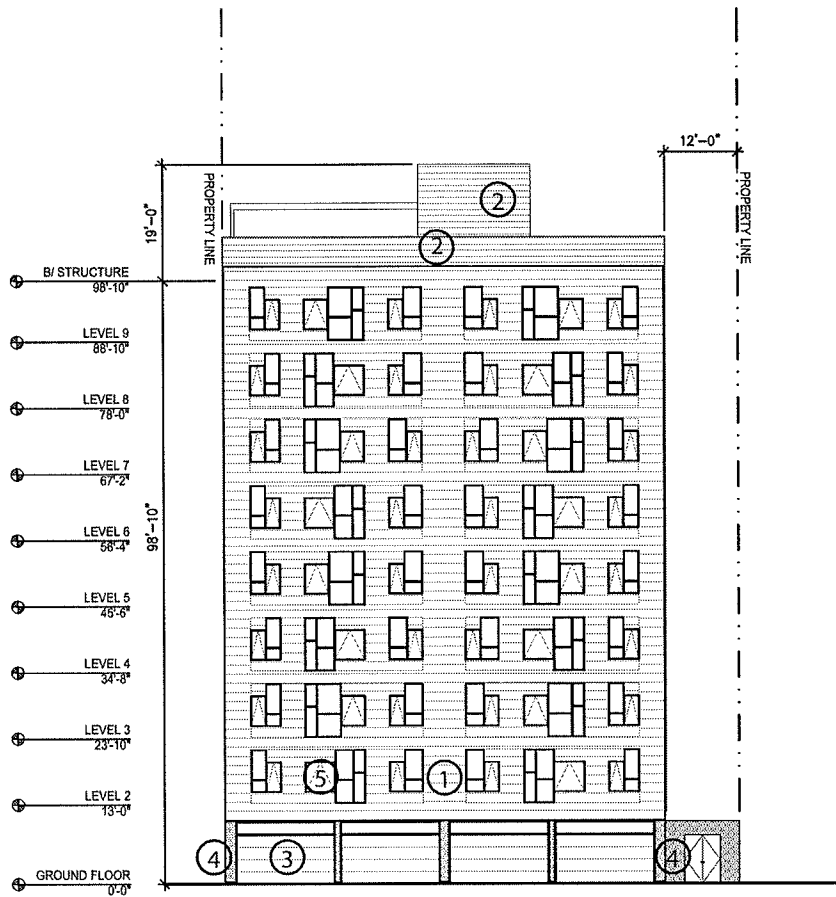


- ① FIBER CEMENT EXTERIOR CLADDING
- ② PRE-FINISHED METAL SIDING
- ③ ALUMINUM STOREFRONT
- ④ BRICK MASONRY
- ⑤ FIXED AND OPERABLE WINDOWS

1030 W. SUNNYSIDE
 Applicant: MORNINGSIDE SUNNYSIDE, L.L.C.
 Address: 1030 W SUNNYSIDE AVE., CHICAGO, IL 60640
 Introduced: November 8, 2017
 Plan Commission: TBD

NORTH ELEVATION
 Scale: 1" = 30'-0"

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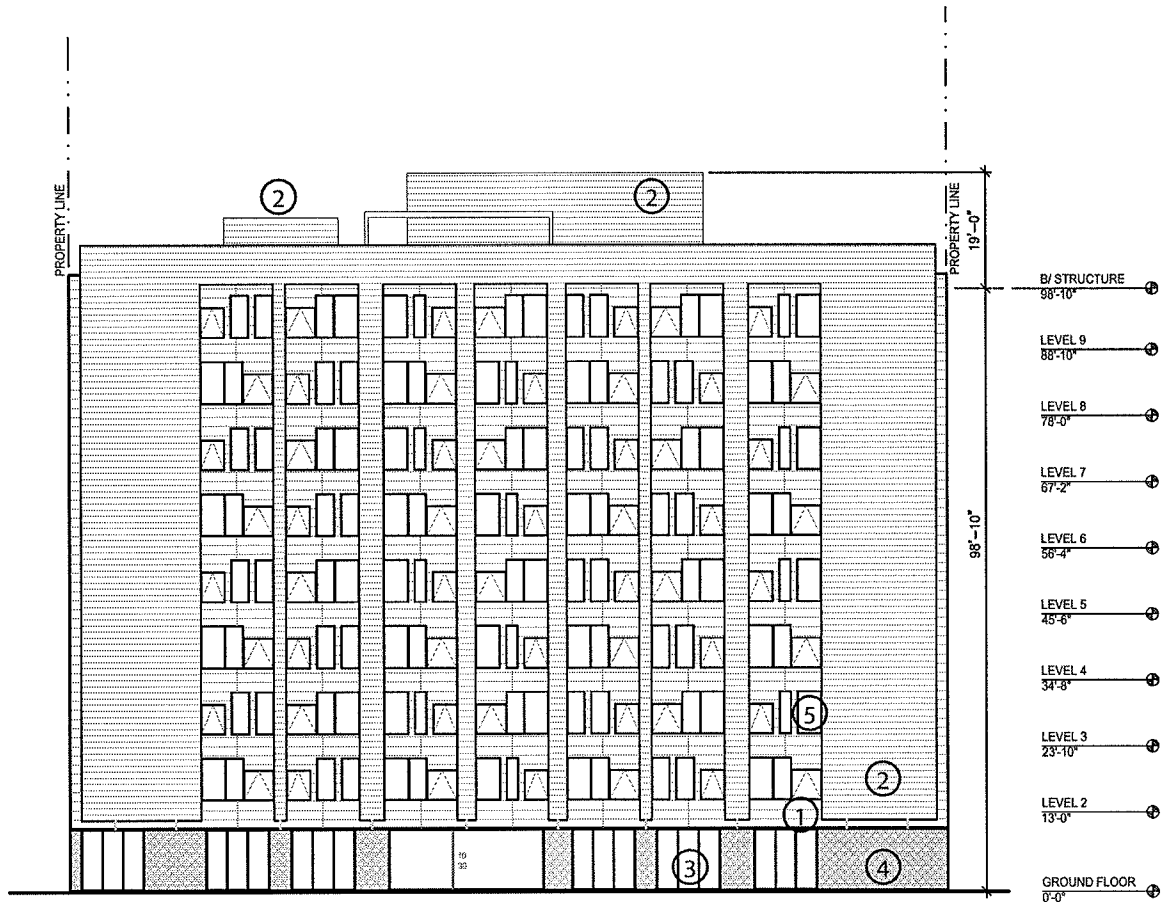


- ① FIBER CEMENT EXTERIOR CLADDING
- ② PRE-FINISHED METAL SIDING
- ③ GARAGE DOORS
- ④ BRICK MASONRY
- ⑤ FIXED AND OPERABLE WINDOWS

1030 W. SUNNYSIDE
 Applicant: MORNINGSIDE SUNNYSIDE, L.L.C.
 Address: 1030 W SUNNYSIDE AVE., CHICAGO, IL 60640
 Introduced: November 8, 2017
 Plan Commission: TBD

EAST ELEVATION
 Scale: 1" = 30'-0"

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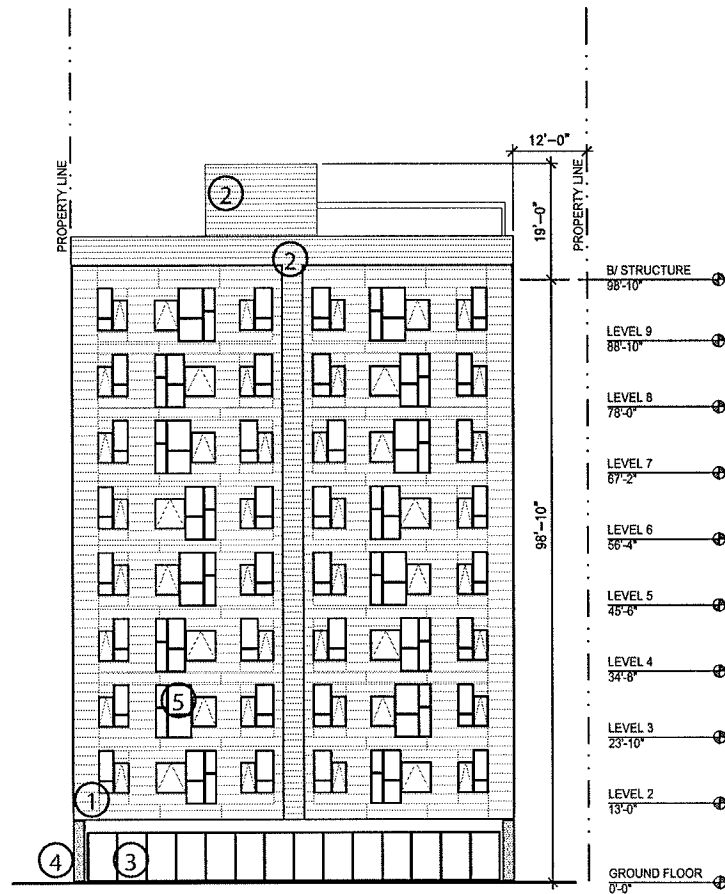


- ① FIBER CEMENT EXTERIOR CLADDING
- ② PRE-FINISHED METAL SIDING
- ③ ALUMINUM STOREFRONT
- ④ BRICK MASONRY
- ⑤ FIXED AND OPERABLE WINDOWS

1030 W. SUNNYSIDE
 Applicant: MORNINGSIDE SUNNYSIDE, L.L.C.
 Address: 1030 W SUNNYSIDE AVE., CHICAGO, IL 60640
 Introduced: November 8, 2017
 Plan Commission: TBD

SOUTH ELEVATION
 Scale: 1" = 30'-0"

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- ① FIBER CEMENT EXTERIOR CLADDING
- ② PRE-FINISHED METAL SIDING
- ③ ALUMINUM STOREFRONT
- ④ BRICK MASONRY
- ⑤ FIXED AND OPERABLE WINDOWS

1030 W. SUNNYSIDE
 Applicant: MORNINGSIDE SUNNYSIDE, L.L.C.
 Address: 1030 W SUNNYSIDE AVE., CHICAGO, IL 60640
 Introduced: November 8, 2017
 Plan Commission: TBD

WEST ELEVATION
 Scale: 1" = 30'-0"

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November 1, 2017

Dear Sir or Madam:

In compliance with the notice requirements of Section 17-13-0107 of the Chicago Zoning Ordinance, please be informed that on or about November 8, 2017 an application for an Amendment to the Chicago Zoning Ordinance will be filed on behalf of the Applicant, Morningside Sunnyside, LLC, for the property commonly known as 1030 West Sunnyside / 4525 North Kenmore. The Applicant is also the owner of 1030 West Sunnyside.

The application seeks a change in zoning from RT-4, Residential Two-Flat, Townhouse and Multi-Unit District and Residential Planned Development No. 1346, to a B2-5, Neighborhood Mixed-Use District, and then to the designation of Residential Planned Development No. 1346, as amended. The Applicant proposes to add the property commonly known as 1030 West Sunnyside Avenue to Residential Planned Development No. 1346 in order to develop a nine-story building approximately 128 feet in height, with 144 dwelling units and 7 parking spaces. The former Stewart School Building, a designated Chicago Landmark, will remain on-site as a residential building.


The contact information for the Applicant is as follows: Morningside Sunnyside, LLC, 233 West Erie Street, 3rd Floor, Chicago, Illinois 60654. The owner of the Stewart School Building (4525 North Kenmore) is Morningside Stewart, LLC, 233 West Erie Street, 3rd Floor, Chicago, Illinois 60654.

Please note that your property is not being rezoned. The Applicant is required by law to send this notice to you because you own property within 250 feet of the subject site.

Questions about this notice may be directed to the Applicant's attorney, Edward J. Kus, at 312.836.4080, at Taft Stettinius & Hollister, LLP, 111 East Wacker Drive, Suite 2800, Chicago, Illinois 60601.

Very truly yours,

Taft Stettinius & Hollister LLP



Edward J. Kus

Honorable Daniel Solis
Chairman
Committee on Zoning, Landmarks and
Building Standards
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

Honorable Martin Cabrera, Jr.
Chairman
Chicago Plan Commission
121 North LaSalle Street
Room 1000, City Hall
Chicago, Illinois 60602

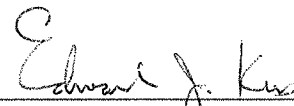
RE: 1030 West Sunnyside / 4525 North Kenmore

The undersigned, being first duly sworn on oath, deposes and states the following:

The undersigned certifies that the notice requirements of Section 17-13-0107 of the Chicago Zoning Ordinance were complied with by causing written notice to be sent by first class mail, to such property owners who appear to be the owners of all property within the lot lines of the subject property and within 250 feet in each direction of the lot lines of the subject property, exclusive of public roads, streets, alleys and other public ways.

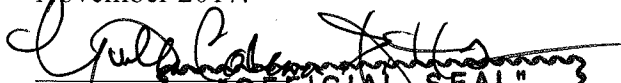
The undersigned certifies that the notice contained the address of the property which is the subject of the application; a statement of the intended use of the property; the name and address of the applicant; and a statement that the applicant intends to file an application for a Zoning Amendment on or about November 8, 2017.

The undersigned certifies that the applicant has made a *bona fide* effort to determine the addresses of the parties to be notified under Section 17-13-0107-A of the Chicago Zoning Ordinance and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a complete list containing the names and addresses of the people who were notified.

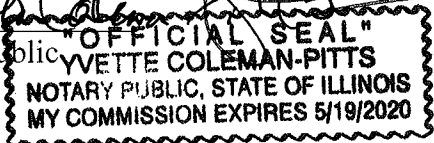


Attorney for Applicant

Subscribed and sworn to
before me this 15 day of
November 2017.



Notary Public



14-17-209-011-0000
4619 BROADWAY LLC
4753 N BROADWAY 822
CHICAGO, IL 60640

14-17-209-012-0000
PALM REALTY INC
1201 N MILWAUKEE
CHICAGO, IL 60642

14-17-209-013-0000
PALM REALTY COMPANY
1201 N MILWAUKEE AV
CHICAGO, IL 60642

14-17-209-014-0000
PALM REALTY COMPANY
1201 N MILWAUKEE AV
CHICAGO, IL 60642

14-17-209-015-0000
PALM REALTY COMPANY
1201 N MILWAUKEE AV
CHICAGO, IL 60642

14-17-209-016-0000
PALM REALTY COMPANY
1201 N MILWAUKEE AV
CHICAGO, IL 60642

14-17-209-033-0000
PALM REALTY COMPANY
1201 N MILWAUKEE AV
CHICAGO, IL 60642

14-17-209-034-0000
HALSTED COMMONS LLC
1025 W SUNNYSIDE #300
CHICAGO, IL 60640

14-17-209-035-0000
HALSTED COMMONS LLC
1025 W SUNNYSIDE #300
CHICAGO, IL 60640

14-17-209-039-0000
JIN SONG
1201 N. MILWAUKEE AVE.
CHICAGO, IL 60642

14-17-209-040-0000
JIN SONG
1201 N. MILWAUKEE AVE.
CHICAGO, IL 60642

14-17-210-024-1001
FCBT HOLDINGS LLC
1145 N ARLINGTON HTS RD
ITASCA, IL 60143

14-17-210-024-1002
KELSEY MATT CABRERA
22 PARK ST
MEDFORD, MA 21554

14-17-210-024-1003
LLC 4616 N. KENMORE
2159 W. MADISON ST.
CHICAGO, IL 60612

14-17-210-024-1004
SARAH BUNGER
4616 N KENMORE AVE 204
CHICAGO, IL 60640

14-17-210-024-1005
CAMERON FRAZIER
1530 S STATE ST 816
CHICAGO, IL 60605

14-17-210-024-1006
J R C SUTHERLAND
4616 N KENMORE #206
CHICAGO, IL 60640

14-17-210-024-1007
SCOTT MATUCHA
4616 N KENMORE #207
CHICAGO, IL 60640

14-17-210-024-1008
VERA REMENNIK
4616 N KENMORE #301
CHICAGO, IL 60640

14-17-210-024-1009
ALAN VANEVENHOVEN
101 S TRYON ST #3000
CHARLOTTE, NC 28280

14-17-210-024-1010
NICHOLAS J CURATOLO
4616 N KENMORE AVE#303
CHICAGO, IL 60640

14-17-210-024-1011
MICHAEL A CROCKETT
4616 N KENMORE AV 304
CHICAGO, IL 60640

14-17-210-024-1012
MIHIR SEJPAL
4616 N KENMORE AVE 305
CHICAGO, IL 60640

14-17-210-024-1013
FEDERAL NATIONAL MTG A
14221 DALLAS PKWY#1000
DALLAS, TX 75254

14-17-210-024-1014
LLC 4616 N. KENMORE
2159 W. MADISON ST.
CHICAGO, IL 60612

14-17-210-024-1015
FCBT HOLDINGS LLC
1145 N ARLINGTON HTS RD
ITASCA, IL 60143

14-17-210-024-1016
LEONARDO D BUNUAN
4616 N KENMORE #402
CHICAGO, IL 60640

14-17-210-024-1017
LLC 4616 N. KENMORE
2159 W. MADISON ST.
CHICAGO, IL 60612

14-17-210-024-1018
ANTHONY BASSO
4616 N KENMORE AV #404
CHICAGO, IL 60640

14-17-210-024-1019
SELVI DAYABARAN
2226 N LINCOLN #3C
CHICAGO, IL 60614

14-17-210-024-1020
TODD J HEXT
4616 N KENMORE 406
CHICAGO, IL 60640

14-17-210-024-1021
SHAWN STUENKEL
4616 N KENMORE AVE#407
CHICAGO, IL 60640

14-17-210-024-1022
CAMERON FRAZIER
1530 S STATE ST 816
CHICAGO, IL 60605

14-17-210-024-1023
4616 N KENMORE LLC
PO BOX 31606
CHICAGO, IL 60631

14-17-210-024-1024
TAX PAYER OF UNIT 207
4616 N KENMORE #207
CHICAGO, IL 60640

14-17-210-024-1025
ALAN VANEVENHOVEN
101 S TRYON ST #3000
CHARLOTTE, NC 28280

14-17-210-024-1026
NICHOLAS J CURATOLO
4616 N KENMORE AVE#303
CHICAGO, IL 60640

14-17-210-024-1027
MICHAEL CROCKET
2070 DIAMOND CT
OLDSMAR, FL 34677

14-17-210-024-1028
MIHIR SEJPAL
4616 N KENMORE AVE 305
CHICAGO, IL 60640

14-17-210-024-1029
FEDERAL NATIONAL MTG A
14221 DALLAS PKWY#1000
DALLAS, TX 75254

14-17-210-024-1030
MICHELLE MADEJ
4616 N KENMORE AVE 307
CHICAGO, IL 60640

14-17-210-024-1031
SELVI DAYABARAN
2226 N LINCOLN #3C
CHICAGO, IL 60614

14-17-210-024-1032
LLC 4616 N. KENMORE
2159 W. MADISON ST.
CHICAGO, IL 60612

14-17-210-024-1033
FCBT HOLDINGS LLC
1145 ARLINGTON HTS RD
ITASCA, IL 60143

14-17-210-024-1034
SHAWN STUENKEL
4616 N KENMORE AVE#407
CHICAGO, IL 60640

14-17-210-024-1035
SARAH BUNGER
4616 N KENMORE AVE 204
CHICAGO, IL 60640

14-17-210-024-1036
ANTHONY BASSO
4616 N KENMORE AV #404
CHICAGO, IL 60640

14-17-210-024-1037
LEONARDO D BUNUAN
4616 N KENMORE 402
CHICAGO, IL 60640

14-17-210-024-1038
VERA REMENNIK
4616 N KENMORE #301
CHICAGO, IL 60640

14-17-210-024-1039
KELSEY MATT CABRERA
22 PARK ST
MEDFORD, MA 21554

14-17-210-024-1040
LLC 4616 N. KENMORE
2159 W. MADISON ST.
CHICAGO, IL 60612

14-17-210-024-1041
TODD J HEXT
4616 N KENMORE 406
CHICAGO, IL 60640

14-17-210-024-1042
FCBT HOLDINGS LLC
1145 ARLINGTON HTS RD
ITASCA, IL 60143

14-17-210-024-1043
ORTELIO FOYO CARBONELL
4626 N KENMORE AV #1S
CHICAGO, IL 60640

14-17-210-024-1044
MARTIN MCGRORY
4626 N KENMORE 3S
CHICAGO, IL 60640

14-17-210-024-1045
SANDRA REED
4626 N KENMORE #3N
CHICAGO, IL 60640

14-17-211-010-0000
BOOM ENTERPRISES LLC
1540 E DUNDEE #320
PALATINE, IL 60074

14-17-211-011-0000
BOOM ENTERPRISES LLC
1540 E DUNDEE RD #320
PALATINE, IL 60074

14-17-211-012-0000
BOOM ENTERPRISES LLC
1540 E DUNDEE RD #320
PALATINE, IL 60074

14-17-211-013-0000
BOOM ENTERPRISES LLC
1540 E DUNDEE RD #320
PALATINE, IL 60074

14-17-211-019-0000
KARAVITES REST 5895
PO BOX 187
WINNETKA, IL 60093

14-17-214-009-0000
HORIZAN GROUP MNGT
1946 W LAWRENCE AVE
CHICAGO, IL 60640

14-17-217-024-0000
VINCENT DAGOSTINO
4170 N MARINE DR
CHICAGO, IL 60613

14-17-217-030-8001
CHICAGO TRANSIT AUTHORITY
567 WEST LAKE STREET
CHICAGO, ILLINOIS 60661

14-17-217-030-8003
WILSON YARD DEVPL I
1020 W MONTROSE
CHICAGO, IL 60613

14-17-217-035-0000
VINCENZO D AGOSTINO
4170 N MARINE DR 18L
CHICAGO, IL 60613

14-17-217-036-0000
TARGET CORP T 2373
PO BOX 9456
MINNEAPOLIS, MN 55440

14-17-217-037-0000
WILSON YARD I LLC
1020 W MONTROSE
CHICAGO, IL 60613

14-17-217-038-0000
WILSON YARD I LLC
1020 W MONTROSE
CHICAGO, IL 60613

14-17-217-039-0000
WILSON YARD I LLC
1020 W MONTROSE
CHICAGO, IL 60613

14-17-217-040-0000
ALDI INC.
1200 N. KIRK ROAD
BATAVIA, IL 60510

14-17-218-001-0000
M P PROPERTIES LLC
3924 W DEVON AV #202
LINCOLNWOOD, IL 60712

14-17-218-010-0000
M P PROPERTIES
3924 W DEVON AV #202
LINCOLNWOOD, IL 60712

14-17-218-011-0000
M P PROPERTIES LLC
3924 W DEVON AV #202
LINCOLNWOOD, IL 60712

14-17-218-014-0000
M P PROPERTIES LLC
3924 W DEVON AV #202
LINCOLNWOOD, IL 60712

14-17-218-016-0000
FOSTER MP LLC
6612 N LEMAI
LINCOLNWOOD, IL 60712

14-17-218-017-0000
FOSTER MP LLC
6612 N LEMAI
LINCOLNWOOD, IL 60712

14-17-218-018-0000
HARRIS NA CRE
PO BOX 755
CHICAGO, IL 60690

14-17-219-002-0000
MORNINGSIDE STEWART
223 W. ERIE ST. 3FL
CHICAGO, IL 60654

14-17-219-003-0000
MORNINGSIDE STEWART
223 W. ERIE ST. 3FL
CHICAGO, IL 60654

14-17-219-004-0000
UPTOWN BAPTIST CHURCH
1011 W. WILSON
CHICAGO, ILLINOIS 60640

14-17-219-005-0000
TEAN LLC
4610 MAGNOLIA
CHICAGO, IL 60640

14-17-219-006-0000
LOIS RODRIGUEZ
4349 N PAULINA
CHICAGO, IL 60613

14-17-219-008-0000
LE SHERIDAN LLC
4004 DENICE CT
GLENVIEW, IL 60025

14-17-219-009-0000
RICHARD WIECZOREK
9712 N OAK LN
DES PLAINES, IL 60016

14-17-219-010-0000
4518 N SHERIDAN INC
9712 OAK LANE
DES PLAINES, IL 60016

14-17-219-011-0000
ST. AUGUSTINE CENTER
4512 N. SHERIDAN
CHICAGO, ILLINOIS 60640

14-17-219-012-0000
HEARTLAND HUMAN CARE
208 S LASALLE STE 1818
CHICAGO, IL 60604

14-17-219-013-0000
SLATER INVESTMENTS
PO BOX 25600
CHICAGO, IL 60625

14-17-219-014-0000
VASILIOS REVELIS
7772 W SUNNYSIDE
NORRIDGE, IL 60706

14-17-219-015-0000
MORNINGSIDE STEWART LL
223 W ERIE ST
CHICAGO, IL 60654

14-17-219-016-1001
S CROSSLAND
4536 N SHERIDAN 101
CHICAGO, IL 60640

14-17-219-016-1002
MARIA VALLEJO
4536 N SHERIDAN RD 102
CHICAGO, IL 60640

14-17-219-016-1003
MARCIN GLOWA
4536 N SHERIDAN RD
CHICAGO, IL 60640

14-17-219-016-1004
KATHERINE RAYNOLDS
4536 N SHERIDAN RD 104
CHICAGO, IL 60640

14-17-219-016-1005
MICHAEL T FRIGO
4536 N SHERIDAN RD 201
CHICAGO, IL 60640

14-17-219-016-1006
DENNIIS WEISGRAM 202
4536 N SHERIDAN RD
CHICAGO, IL 60640

14-17-219-016-1007
AMY JACKSON
4536 N SHERIDAN RD 203
CHICAGO, IL 60640

14-17-219-016-1008
CASTILLO MILLER
4536 N SHERIDAN RD 204
CHICAGO, IL 60640

14-17-219-016-1009
CARRIE KILEY
4536 N SHERIDAN RD #2
CHICAGO, IL 60640

14-17-219-016-1010
STEPHEN D PALMER
4536 N SHERIDAN RD 302
CHICAGO, IL 60640

14-17-219-016-1011
JONATHAN P VETTER
4536 N SHERIDAN RD
CHICAGO, IL 60640

14-17-219-016-1012
DAN CARTICA
4536 N SHERIDAN RD 304
CHGO, IL 60640

14-17-219-016-1013
BRADLEY J BILICKI
4536 N SHERIDAN #GS
CHICAGO, IL 60640

14-17-219-016-1014
H WARD W GATREL
4536 N SHERIDAN RD #GN
CHICAGO, IL 60640

14-17-219-016-1015
ERIC HESSE
4532 SHERIDAN RD LOFT
CHICAGO, IL 60640

14-17-220-001-0000
COE REAL ESTATE
9 PARKWAY NORTH 325
DEERFIELD, IL 0

14-17-220-002-0000
RADHA K NAIR
3646 PEBBLE BEACH RD
NORTHBROOK, IL 60062

14-17-220-003-0000
MADISON 129 LLC
1025 W SUNNYSIDE AVE
CHICAGO, IL 60640

14-17-220-010-0000
RAYAN ENTERPRISES INC
4559 N CLARK STREET
CHICAGO, IL 60640

14-17-222-011-0000
M P PROPERTIES LLC
3924 W DEVON AV #202
LINCOLNWOOD, IL 60712

14-17-222-012-0000
M P PROPERTIES LLC
3924 W DEVON AV #202
LINCOLNWOOD, IL 60712

14-17-222-013-0000
M P PROPERTIES LLC
3924 W DEVON AV #202
LINCOLNWOOD, IL 60712

14-17-222-025-0000
RYAN BROTHERS ENT
4553 N. CLARK ST.
CHICAGO, IL 60640

14-17-225-004-0000
SUNNYSIDE COMMONS LLC
351 W. CHICAGO STE C1
CHICAGO, IL 60654

14-17-225-005-0000
M D PARTNERSHIP
4170 N MARINE DR 18L
CHICAGO, IL 60613

14-17-225-006-0000
ANNE KAO
1048 ILLINOIS RD
WILMETTE, IL 60091

14-17-225-007-0000
ANTHONY DISCEPOLO
2725 W GLENLAKE AVE
CHICAGO, IL 60659

14-17-225-008-0000
ANTHONY DISCEPOLO
2725 W GLENLAKE
CHICAGO, IL 60659

14-17-225-009-0000
PAULCO LLC
1 WESCOTT LANE
S BARRINGTON, IL 60010

14-17-225-010-0000
BROADWAY 4437 LLC
PO BOX 408457
CHICAGO, IL 60640

14-17-225-016-0000
SLATER INVESTMENTS
PO BOX 25600
CHICAGO, IL 60625

14-17-225-027-0000
JOSEPH FONZETTI
4442 N SHERIDAN #3
CHICAGO, IL 60640

14-17-225-033-0000
RRE SUNNYSIDE HOLDINGS
1 CRESCENT DR 203
PHILADELPHIA, PA 19112

14-17-225-038-1001
SUZANNE G WATSON
4434 N SHERIDAN RD
CHICAGO, IL 60640

14-17-225-038-1002
LONG VO
4434-36 N SHERIDAN RD
CHICAGO, IL 60640

14-17-225-038-1003
GINA CAMIOLA
4434 N SHERIDN 1S
CHICAGO, IL 60640

14-17-225-038-1004
LONG VO
4434-36 N SHERIDAN RD
CHICAGO, IL 60640

14-17-225-038-1005
AHMED HUSSAIN
2 BAYBROOK LN
OAKBROOK, IL 60523

14-17-225-038-1006
ADAM QUINTANILLA
4436 N SHERIDAN RD
CHICAGO, IL 60640

14-17-225-038-1007
KAREN KRAUS
4434 N SHERIDAN RD #3S
CHICAGO, IL 60640

14-17-225-038-1008
LONG VO
4434-36 N SHERIDAN RD
CHICAGO, IL 60640

14-17-225-038-1009
LONG VO
4434-36 N SHERIDAN RD
CHICAGO, IL 60640

14-17-225-038-1010
LONG VO
4434-36 N SHERIDAN RD
CHICAGO, IL 60640

14-17-225-038-1011
KAREN KRAUS
4434 N SHERIDAN RD #P3
CHICAGO, IL 60640

14-17-225-038-1012
AHMED HUSSAIN
2 BAYBROOK LANE
OAKBROOK, IL 60523

14-17-225-038-1013
GINA CAMIOLA
4434 N SHERIDAN 1S
CHICAGO, IL 60640

14-17-225-038-1014
ADAM QUINTANILLA
4436 N SHERIDAN RD
CHICAGO, IL 60640

14-17-225-038-1015
SUZANNE G WATSON
4434 N SHERIDAN RD
CHICAGO, IL 60640

14-17-225-038-1016
LONG VO
4434-36 N SHERIDAN RD
CHICAGO, IL 60640

14-17-225-041-1001
THE 4444 46 N SHERIDAN
4444 N SHERIDAN RD
CHICAGO, IL 60640

14-17-225-041-1002
V T INVESTMENT CORP
2248 W FOSTER AVE
CHICAGO, IL 60625

14-17-225-041-1003
RAYMOND SINACORE
5632 N WAYNE AV 2
CHICAGO, IL 60660

14-17-225-041-1004
MIDLAND STATES BANK
1201 NETWORK CENTRE DR
EFFINGHAM, IL 62401

14-17-225-041-1005
THE 4444 46 N SHERIDAN
4444 N SHERIDAN RD
CHICAGO, IL 60640

14-17-225-041-1006
P SURAPATTANAKHUN
4446 N SHERIDAN RD 1
CHICAGO, IL 60640

14-17-225-041-1007
ROSS J FRIEDMAN
4446 N SHERIDAN RD
CHICAGO, IL 60640

14-17-225-041-1008
VERONICA MIKLUSICK
4446 N SHERIDAN RD#3N
CHICAGO, IL 60640

14-17-226-017-0000
SHERIDAN AGATITE LLC
3924 W DEVON AV #202
LINCOLNWOOD, IL 60712

14-17-500-004-0000
CITY COLLEGES CHICAGO
226 W. JACKSON BLVD
CHICAGO, IL 60606

14-17-500-006-0000
CHICAGO TRANSIT AUTHORITY
567 WEST LAKE STREET
CHICAGO, ILLINOIS 60661

BOUNDARY AND TOPOGRAPHIC SURVEY

PROFESSIONAL LAND SURVEYING, INC.

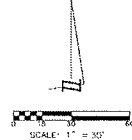
3080 GORDEN AVENUE, SUITE 107

LOS ANGELES, CALIFORNIA 90008

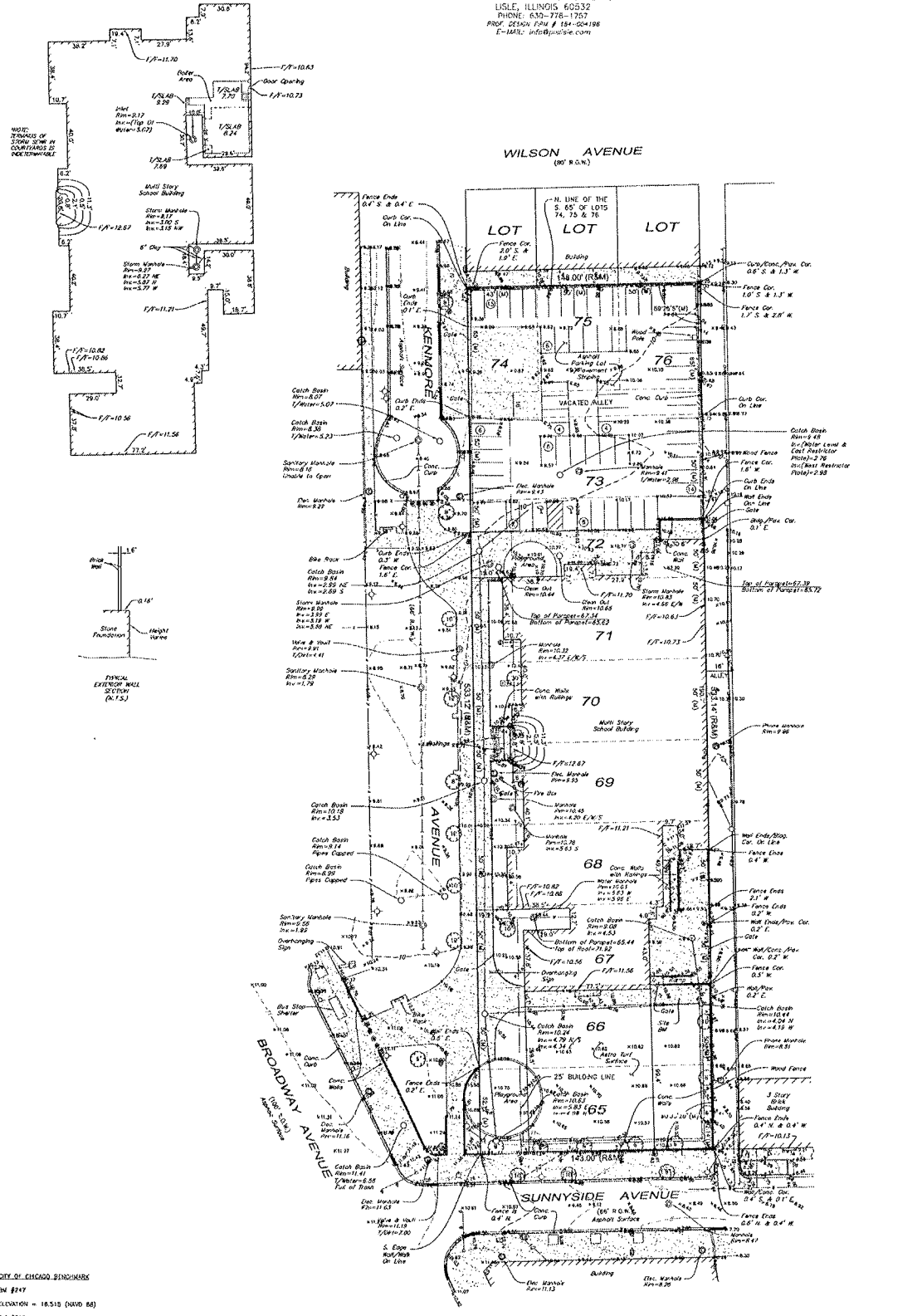
PHONE: 310-776-1707

FAX: 310-776-1707

E-MAIL: info@plsi.com



PERMANENT TAX MAP INDEX NUMBER
14-17-219-009
14-17-219-010
14-17-219-011



CITY OF CHICAGO, ILLINOIS

IN #217

ELEVATION = 10.510 (NAVD 83)

IN #218

ELEVATION = 10.201 (NAVD 83)

SEE B.M. - CROSS IN WALK NEAR SOUTHWEST

CORNER OF BUILDING AS SHOWN HEREON.

ELEVATION = 10.508

LEGAL DESCRIPTION

LOTS 65 TO 73, BOTH INCLUSIVE, AND THE SOUTH 65 FEET OF LOTS 74, 75 AND 76 IN WILLIAM DEERING SUBDIVISION, SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND VACATED ALLEY.

NOTES

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND DRAWINGS IN SURVEYOR'S POSSESSION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND TO ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED THEREON. THE SURVEYOR DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

PREPARED FOR: MORRISON

ADDRESS: 4525 N. KENMORE AVENUE, CHICAGO, ILLINOIS

BOOK & PG: 150/232-350 DATE: 12-09-2015 JOB NO: 1511817

DRAWN BY: SML CHECK BY:

REVISED: 08-30-2016/L.M. BOOK HEIGHT

REVISED: 02-14-2017 / ADDITIONAL TOPO AREA 10/17/17 update

SYMBOL LEGEND

- - MANHOLE
- - CATCHBASIN
- - CLEAN OUT
- - BUFFALO BOX
- - INVERT
- - VALVE & VAULT
- - GAS VALVE
- - POWER POLE
- - STREET SIGN
- - STREET LIGHT
- - HANDHOLE
- - BOLLARD
- - IRRIGATION CONTROL VALVE
- - TRAFFIC SIGNAL POLE/VAULT
- - DECIDUOUS TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED
- - EVERGREEN TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED
- (M) - RECORD DATA
- (M) - MEASURED DATA
- - EXIST. CONTOURS
- - FENCE LINE
- - SANITARY SEWER
- - STORM SEWER
- - WATERMAIN
- - OVERHEAD WIRE
- - EXISTING ELEVATION
- - DEPRESSED CURB
- - TELEPHONE MANHOLE
- - ELECTRIC MANHOLE
- - DOWNSPOUT
- - GAS PIPE
- - ELECTRIC BOX
- - ELECTRIC CONTROL BOX
- - CONCRETE SURFACE

NOTE:
AT THE TIME OF THIS SURVEY (10-10-17) THE SITE IS CURRENTLY UNDER CONSTRUCTION. SOME FEATURES MAY NOT BE REFLECTED ON THE FACE OF THIS PLAN.

SURVEYED AREA: 76,284 SQ. FT.

REFER TO YOUR DEED, ABSTRACT, TITLE POLICY AND LOCAL BUILDING AND ZONING ORDINANCES FOR TERMS OF RECORD NOT SHOWN.

NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING

STATE OF ILLINOIS

PROFESSIONAL LAND SURVEYING, INC. HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HYDROGRAPHIC DATA IS A CORRECT REPRESENTATION THEREOF.

FIELD WORK COMPLETED AND DATED

THIS 1ST DAY OF DECEMBER, 2015

UPDATED THIS 10TH DAY OF OCTOBER, 2017.

IPLS No. 34483

MY LICENSE EXPIRES 11/30/16

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY

BY THE SURVEYOR, ALL RIGHTS RESERVED